

FOR SALE

CORNER LOT AVAILABLE AT JERICHO EAST

2 North Main Street, Jericho, VT



Great opportunity to acquire the last high-visibility corner lot at the Jericho East Commercial and Residential Development. Well-located at the corner of VT. Route 15 and North Main Street, this prominent lot is zoned Commercial District, which is one of the most permissive zones in the Town of Jericho, allowing and encouraging a multitude of uses (Use Table Attached). This is a great opportunity for a stand-alone building in a great location. City water available, as well as natural gas and three-phase power. ADT 9,000 +/-.

SIZE:

1.28 Acres

ZONING:

Commercial District

PRICE:

\$395,000

AVAILABLE:

Immediately

PARKING:

TBD on-site as required by use

LOCATION:

2 North Main Street, Jericho

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

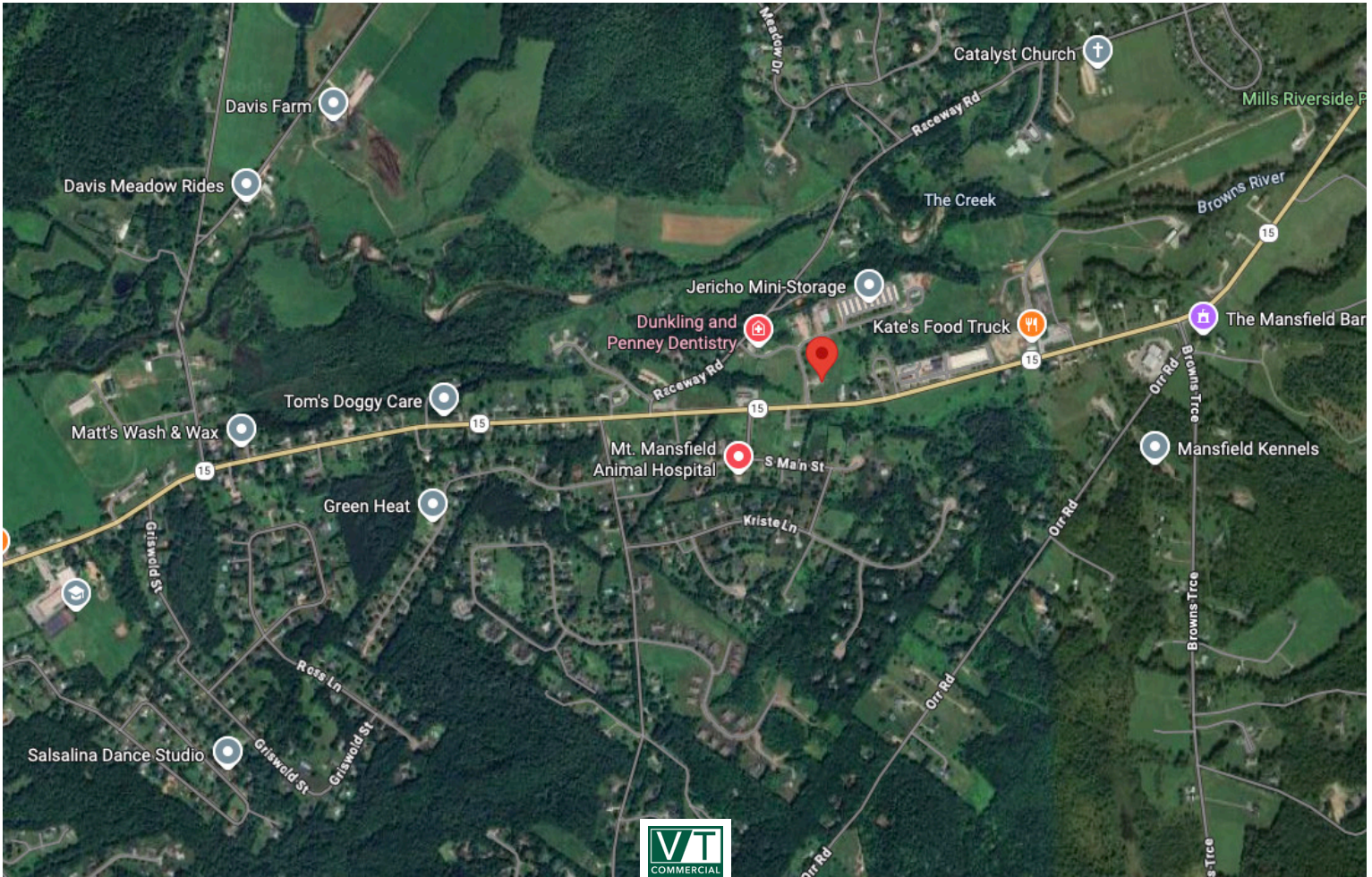




VT
COMMERCIAL
Concerning
This Property
802-864-2000
www.vtcommercial.com
YVES BRADLEY
402-302-8607



VT
COMMERCIAL



3. ZONING DISTRICTS

3.1. Zoning Districts and Zoning Map

For the purposes of these regulations, the Town of Jericho is divided into the following zoning districts, in accordance with Title 24 VSA Section 4414(1):

- 3.1.1. Rural/Agriculture Residential District (RAR)
- 3.1.2. Commercial District (COM)
- 3.1.3. Forestry District (FOR)
- 3.1.4. Open Space District (OS)
- 3.1.5. Low Density Residential District (LDR)
- 3.1.6. Village District (VIL)
- 3.1.7. Village Center District (VCTR)

The location and boundaries of each zoning district are shown on the official “Town of Jericho Zoning Map,” which is incorporated as part of these regulations. The official zoning map, located in the Jericho Town Office, shall be the final authority as to the current zoning status of land in the town.

3.2 Purpose of Districts

- 3.2.1 The purpose of the **Open Space District** is to retain these lands for public use, nature resource management, and/or conservation. The Open Space District encompasses that land in Jericho currently held by public or quasi-public organizations, which is designated for public use, including public recreational use, natural resource management and/or conservation. The Open Space District currently includes the University of Vermont Research Forest, Mobbs Farm, Mills Riverside Park, Old Mill Park, the Wolfrun Natural Area, and the privately owned Barber Farm.

- *The Camp Ethan Allen Training Site is currently owned by the Federal Government and is also included in the Open Space District, however there is limited public access to this property. Portions of the Range are heavily developed with numerous structures and significant infrastructure, while other areas remain largely undeveloped. The activities occurring on the site are currently outside the Town’s jurisdiction. Should the Federal Government terminate its ownership of the Range in the future, the Range shall be considered part of the open space district unless specific action to the contrary is taken, only after a significant public dialog on the designation and future of this area has occurred.*

- 3.2.2 The purpose of the **Forestry District** is to preserve productive forests as important parts of Jericho’s local economy, and to maintain the rural character of Jericho by preserving significant aesthetic, recreational, and natural resources. Some land in the district may be unsuitable for development due to physical limitations such as steep slopes or high water table. Planned Unit Development provisions are recommended to preserve rural land and resources and to determine limited, appropriate sites for any new residential or other development.
- 3.2.3 The purpose of the **Rural/Agriculture Residential District** is to provide land sufficient for agriculture and forestry and rural housing. Prime forest and agriculture land should be protected while allowing for limited, compatible development. Planned Unit Development provisions are recommended to

preserve rural land and resources and to determine limited, appropriate sites for any new residential or other development. Linkages to other districts via trails and on road cycling are of particular importance in this district.

3.2.4 The purpose of the **Low Density Residential District** is to provide for a variety of land uses that are compatible with rural areas. This district creates a transition between the denser Village, Commercial and Village Center Districts and the lower-density Open Space, Forestry and Rural/Agriculture Residential Districts. Additional breaks within this District should be considered to preserve the open countryside. Linkages to other Districts via trails and on road cycling are of particular importance in this District. Planned Unit Development provisions are recommended to encourage compact walkable neighborhoods via smaller lots, integrated with open space, and laid out to provide those linkages.

3.2.5 The purpose of the **Village District** is to provide a moderate-density residential area as a transition from the Village Center Districts. The Village District is intended to provide a variety of housing options, including a mix of single and multi-household housing, near the amenities provided by the Village Center District and the Commercial District. Pedestrian linkages to surrounding neighborhoods and the Village Centers are of particular importance in this district. Small service-oriented commercial uses may be approved if appropriate and if they are compatible with the predominantly residential character of the district. Planned Unit Development provisions are recommended to create compact walkable neighborhoods via smaller lots, including smaller housing types, and laid out to prioritize pedestrian linkages.

✗ 3.2.6 The purpose of the **Commercial District** is to provide employment opportunities and a location for commercial, industrial, and similar uses that are not compatible in a village setting due to noise, dust, heavy truck traffic and similar nuisances. While roadside visibility is important for the viability of some businesses, strip development is prohibited in the district. Strip development is defined as linear development along Route 15 that has broad frontage, lack of two or more stories over the entire footprint, and a limited reliance on shared access. Curb cuts shall be limited to avoid impeding circulation on Route 15, and interior circulation roads shall be required on larger parcels with three or more buildings. Green space, landscaping and other visual treatments shall be required. Planned Unit Development provisions are recommended to enable diverse businesses and uses to co-exist, and to encourage higher density, mixed use, clustering, walkability, diverse housing types, shared infrastructure, and public amenities.

3.2.7 The purpose of the **Village Center District** is to encourage the concentration of people and community-focused activities in traditional centers. As noted in the Jericho Comprehensive Town Plan, Jericho Center, Jericho Corners, and Riverside have been the centers of commerce, culture, and community for the town. Each of these three locations is listed as an historic district on the State Historical Register. These areas generally retain an architectural character that constitutes a valuable and unique part of our cultural heritage. Jericho Corners and Jericho Center are on the National Register of Historic Places. In addition to the buildings themselves, the character of the villages is defined by the relationship of the structures with one another, with the roads, and with open land. The layout of new buildings should reflect traditional patterns and encourage use by pedestrians. Generally, large setbacks with parking in front of

circulation is of particular importance as development occurs along Browns Trace.

3.3 Interpretation of Boundaries

The Zoning Administrator shall determine zoning boundaries according to the official Zoning Map. Where uncertainty exists, the Zoning Administrator shall use the following rules to locate any zoning district boundary. An interpretation by the Zoning Administrator of a zoning district boundary may be appealed to the Development Review Board, subject to the provisions of §12.5.1.

- 3.3.1. Boundaries indicated as following roads, transportation or utility Rights-Of-Way shall be interpreted as following the centerlines of such features.
- 3.3.2. Boundaries indicated as following lot lines shall be interpreted as following delineated property boundaries.
- 3.3.3. Boundaries indicated as following rivers or streams shall be interpreted as following the channel centerlines of such features, and shall move with the river or stream channel.
- 3.3.4. Boundaries indicated as parallel or perpendicular to, or extensions of, the above features shall be interpreted as such on the ground.
- 3.3.5. Distances not specifically indicated on the map shall be determined from the scale on the official zoning map.

3.4. Lots in More Than One Zoning District

When a lot proposed for development includes portions in different districts, the following shall apply:

- 3.4.1. The permitted and conditional use restrictions for the district in which the use is to occur shall control, and if it is to occur in both districts, it must conform with the restrictions of both.
- 3.4.2. Where a district boundary other than a highway divides a parcel that was in single ownership when these regulations were adopted, the Development Review Board may permit uses applicable to either district within 100 feet of the district boundary as a conditional use.
- 3.4.3. The minimum frontage and minimum setback requirement for the district in which the structure is to be located shall control, and if the structure is to be in both districts, the more restrictive requirement shall prevail.

4 ZONING USES

4.1. Allowed Uses

Allowed uses for each district of the Town are specified in the Table of Uses in Section 4.3. Allowed uses do not require a Zoning Permit from the Zoning Administrator, unless otherwise specified in Section 10.2. Where the allowed use is not the primary use of a parcel, a separate permit may be required for that primary use.

✗ 4.2. Permitted Uses

Permitted uses for each district of the Town are specified in the Table of Uses in Section 4.4. All permitted uses require a Zoning Permit (sometimes called a “Building Permit”) approved by the Zoning Administrator according to the requirements of Section 10.2. A Certificate of Occupancy also is required for those conditional uses in Section 10.6.1.

4.3. Conditional Uses

Conditional uses for each district of the Town are specified in the Table of Uses in Section 4.3. Before the Zoning Administrator may issue a Zoning Permit, a conditional use requires approval of the Development Review Board subject to the requirements of Section 10.9. A Certificate of Occupancy also is required for those conditional uses indicated in Section 10.6.

4.4. Table of Uses

All uses are defined in Section 2, **GENERAL DEFINITIONS**. Any primary use of a parcel not specified as conditional or permitted anywhere in this document shall be considered prohibited. The Zoning Administrator, and the office of Planning and Zoning, shall determine the applicability of a specific definition to a specific use. Said determination may be appealed to the Development Review Board under §12.5.1.

USE	OS	FOR	RAR	LDR	VIL	✗ COM	VCTR
1.0 Agriculture and Related Uses							
1.1 Agriculture	A	A	A	A	A	A	A
1.1.1 Slaughterhouse			C	C		C	
1.2 Silviculture/Forestry	A	A	A	A	A	A	A
1.3 Veterinary facility			C	C	C	C	C
1.4 Veterinary Facility with accessory kennel			C	C	C	C	
1.5 Stable – boarding/riding	A	A	A	C	C	C	C
1.6 Kennel		C	C	C		C	
1.7 Garden Center accessory to farm			P	C	C	C	C
1.8 Wildlife Management	A	A	A	A	A	A	A
2.0 Residential Uses							
2.1 Single Household ¹							
2.1.1 SH-1 dwelling unit/lot		P	P	P	P	C	P
2.1.2 Accessory Dwelling Unit ²		P	P	P	P	P	P
2.1.3 Dwelling, accessory to farm		C	P	P	P	P	P
2.1.4 Guest house		C	P	P	P	P	P



USE	OS	FOR	RAR	LDR	VIL	COM	VCTR
2.1.5 Residential Care/Group Home ⁵		P	P	P	P	P	P
2.1.6 Rooming House/Boarding House		C	P	P	P	P	P
2.2 Multi-household ¹							
2.2.1 Multi-household dwelling, 2 units		P	P	P	P	P	P
2.2.2 Multi-household dwelling, 3 or 4 units				C	P	P	P
2.2.3 Multi-household dwelling, 5+ units					C	P	P
2.3 Senior Housing Development		C	C	C	C	P	P
3.0 Commercial Uses							
3.1 Lodging							
3.1.1 Hotels and motels						C	C
3.1.2 Inns		C	P	P	P	P	P
3.1.3 Bed & Breakfast		C	P	P	P	P	P
3.2 Retail Uses							
3.2.1 Lumber, building supply yard						C	
3.2.2 Retail, General merchandise ≤ 3000 sq. ft.						P	P/C ³
3.2.3 Retail, General merchandise > 3000 sq.ft.						C	C
3.2.4 Retail, Specialty Store ≤ 3000 sq. ft.						P	P/C ³
3.2.5 Retail, Specialty Store > 3000 sq. ft.						C	C
3.2.6 Farmers markets	P/C ⁴	P/C ⁴	P/C ⁴	P/C ⁴	P	P	P
3.2.7 Garden center ≤ 3000 sq. ft.			C	C	C	P	P/C ³
3.2.8 Garden center > 3000 sq. ft.						P	
3.2.9 Mobile Home sales						C	
3.2.10 Motor Vehicle sales						C	
3.2.11 Gallery/Studio/Museum ≤ 3000 sq.ft.			C	C	P/C ³	P	P/C ³
3.2.12 Gallery/Studio/Museum > 3000 sq. ft.						P	C
3.2.13 Fuel sales						C	
3.3 Financial Institutions							
3.3.1 Financial Institution ≤ 3000 sq. ft.						P	P/C ³
3.3.2 Financial Institution > 3000 sq. ft.						C	C

USE	OS	FOR	RAR	LDR	VIL	COM	VCTR
3.4 Food Service							
3.4.1 Restaurant/Tavern ≤ 3000 sq. ft.						C	C
3.4.2 Restaurant/Tavern > 3000 sq. ft.						C	C
3.4.3 Caterer (with on-site retail)		C	C	C	C	P	P
3.4.4 Caterer (no on-site retail)		C	P	P	P	P	P
3.5 Personal/Professional Services							
3.5.1 Personal/Professional services, Type 1 ≤ 3000 sq. ft.					C	C	P/C ³
3.5.2 Personal/Professional services, Type 1 > 3000 sq. ft.						P	C
3.5.3 Personal/Professional services, Type 2 ≤ 3000 sq. ft.					C	P	C
3.5.4 Personal/Professional services, Type 2 > 3000 sq. ft.						C	C
3.5.5 Motor Vehicle Repair						C	C
3.5.6 Car Wash						C	C
3.6 Recreation: Commercial & Municipal							
3.6.1 Indoor							
3.6.1.1 General					C	C	C
3.6.2 Outdoor							
3.6.2.1 Passive	A	A	A	A	A	A	A
3.6.2.2 General	C	C	C	C	C	C	C
3.6.3 Gymnasium					C	P	P
4.0 Industrial Uses							
4.1 Manufacturing							
4.1.1 Heavy Manufacturing						C	
4.1.2 Light Manufacturing						C	C
4.1.3 Research & Development						C	C
4.2 Wholesale or warehousing			C	C		C	
4.3 Contractor Yard		C	C	C		C	
4.4 Junk Yard						C	
5.0 Institutional Uses							
5.1 Schools and Child care							
5.1.1 Day-care		P	P	P	P	P	P
5.1.2 Preschool			C	C	C	C	P
5.1.3 Elementary				C	C	C	P
5.1.4 Secondary				C	C	C	P
5.1.5 Vocational school			C	C	C	C	C
5.2 Place of Worship				C	C	C	P

USE	OS	FOR	RAR	LDR	VIL	COM	VCTR
5.3 Library							P
5.4 Hospice facility						C	P
5.5 Hospital facility							P
5.6 Nursing home facility			C	C	C	C	P
5.7 Club ≤3000 sq.ft.				C	C	C	P/C ³
5.8 Club >3000 sq.ft.				C	C	C	C
5.9 Fish and game club		C	C	C			
5.10 Funeral home					C	C	C
5.11 Cemetery			C	C	C		C
5.12 Post Office							P
5.13 Municipal facility, Office							P
5.14 Municipal facility, Other			C	C	C	C	
6.0 Accessory Structures and Uses							
6.1 Accessory structures	C	P	P	P	P	P	P
6.2 Accessory uses							
6.2.1 Home Occupation		P	P	P	P	P	P
6.2.2. Recreation, Accessory Use		A	A	A	A	A	A

A = allowed use, P = permitted use, C = conditional use.

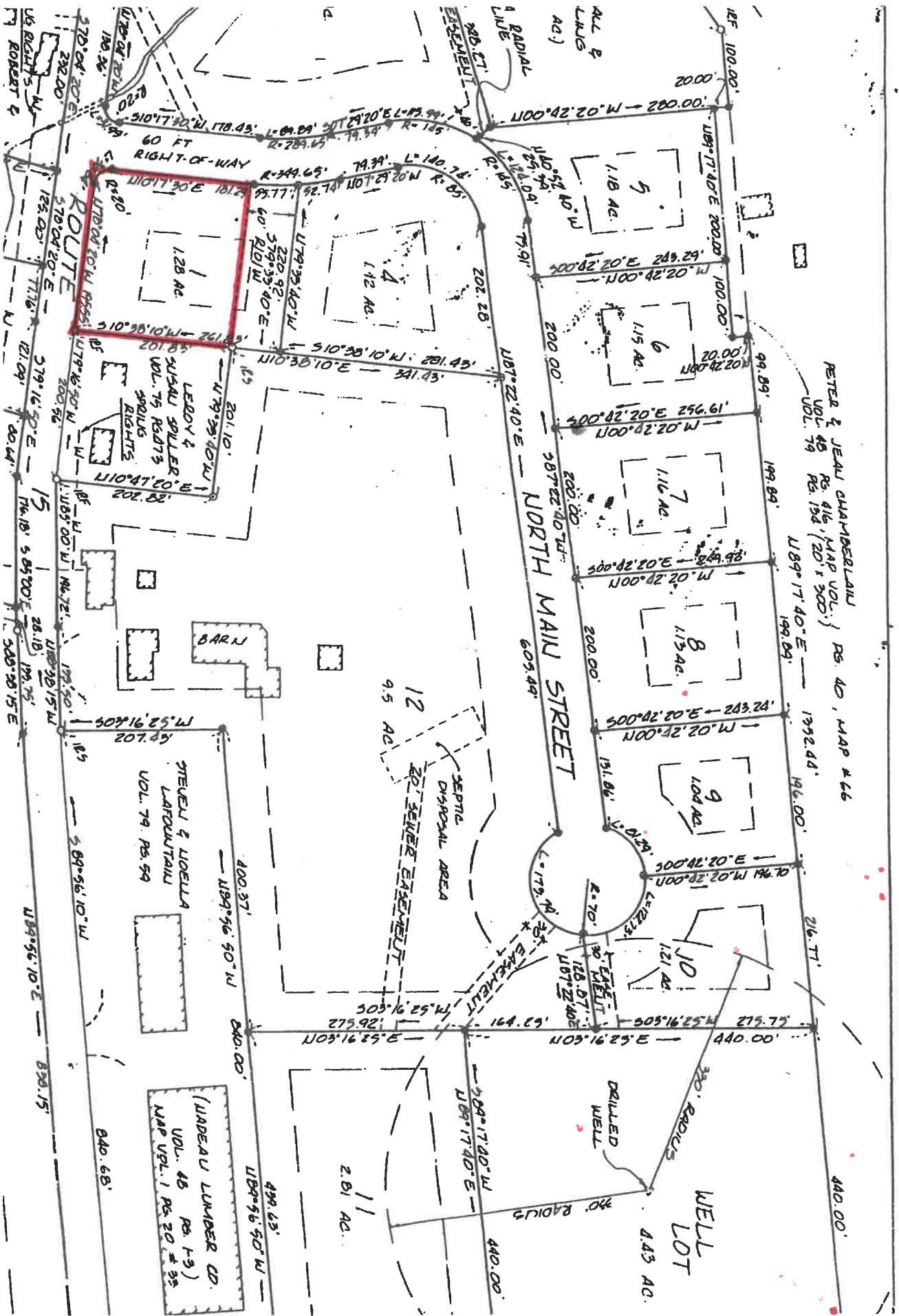
- 1) See Section 5.6, Density
- 2) See Section 4.7.3, Accessory Dwelling Units
- 3) Uses with frontage on major roads are permitted (P). Uses with frontage on all other roads are conditional (C).
- 4) Conditional use approval by the Development Review Board required for permanent structures.
- 5) See Section 4.7.3, Residential Care Facilities

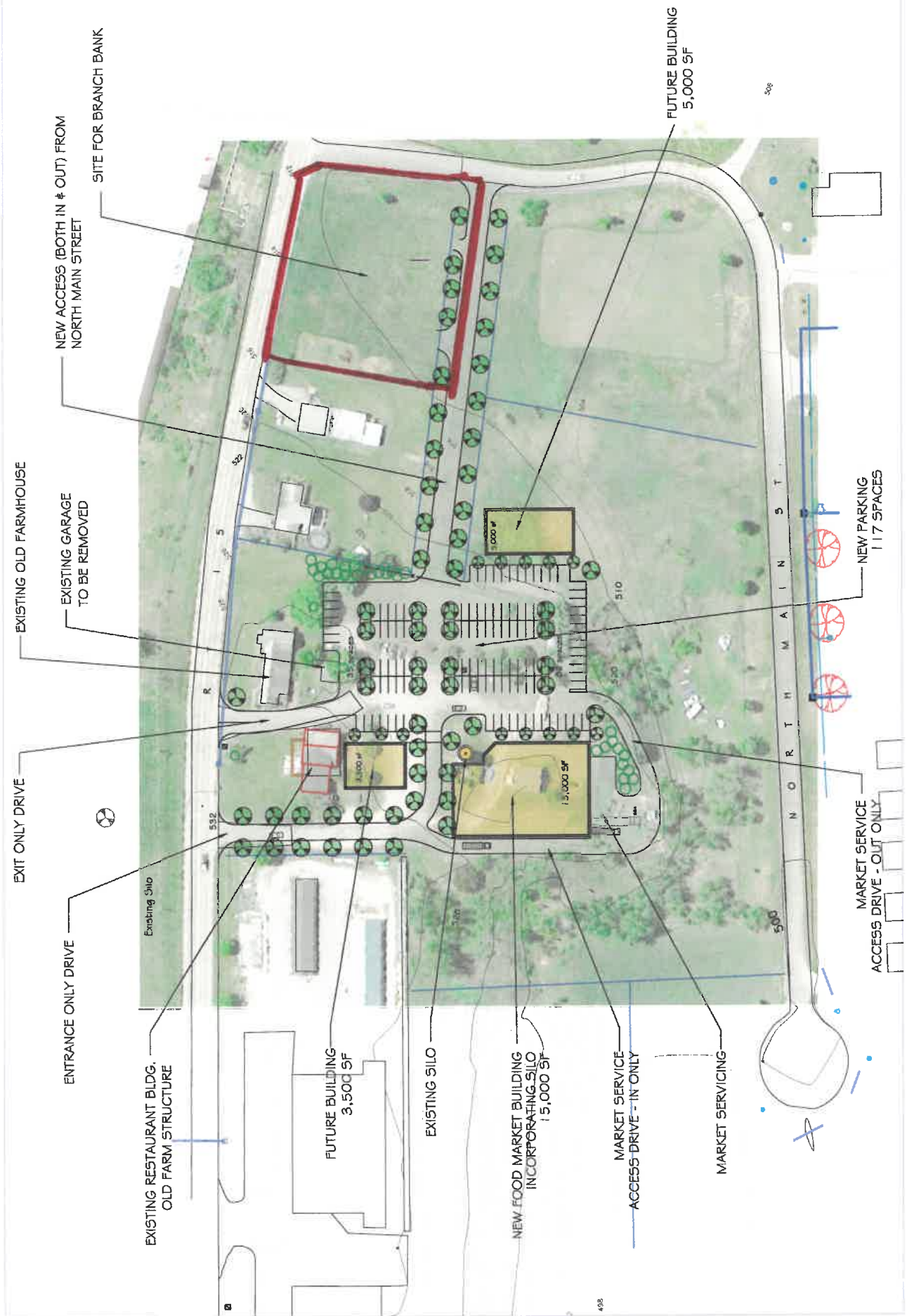
4.5. Uses/Structures Per Lot

Multiple uses in one principal structure, including residential and non-residential uses, may be permitted on a single lot, provided that district lot coverage requirements are not exceeded. If all component uses within a principal structure are permitted in the district, the structure shall be considered a permitted structure. If any component use within a principal structure is conditional in the district, the structure will be conditional. Construction or substantial improvement of a single structure containing multiple uses with a total floor area in excess of 10,000 square feet shall be subject to Planned Unit Development review. Multiple principal structures may be approved on a single lot within a Planned Unit Development.

4.6. Special Uses

- 4.6.1. Pursuant to State statute (VSA Title 24, Chapter 117, Section 4413a), certain special uses (listed below) may only be regulated by municipalities with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, landscaping, lighting, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use:
- State- or community-owned and operated institutions and facilities;
 - Public and private schools and other educational institutions certified by the state department of education;

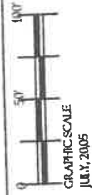




— Village Green Parking
40 spaces

3 Buildings
Mixed Use (Commercial/Residential) Bldg
Parking Below
7200 sqft
28 parking spaces
84 total

Parking
38



B

J E R I C H O E A S T
TOWN OF JERICHO, VERMONT
MULTI-UNITS WITH UNDERGROUND PARKING

802 878 2778

ESSEX JUNCTION, VERMONT

LANDSCAPE ARCHITECTS

MICHAEL LAWRENCE ASSOC.



Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer **NON-DESIGNATED AGENCY or DESIGNATED AGENCY**

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES **DESIGNATED AGENCY**

I / We Acknowledge **Receipt of This Disclosure**

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] Declined to sign

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign